

Thursday, May 15, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 15, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 8, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA14-0033 148431907-001	Tentative plan of subdivision to create 29 row housing lots from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA13-0080 134549384-001	Tentative plan of subdivision to create 23 single detached residential lots and two (2) medium density residential lots from SE and SW 36-52-26-4, located south of 95 Avenue NW and west of Secord Boulevard; SECORD
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA13-0524 146331387-001	Tentative plan of subdivision to create 28 single detached residential lots and 62 semi-detached residential lots from Lot 2, Plan 822 3027, located west of 170 Street SW and south of Ellerslie Road SW; KESWICK	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	LDA12-0225 124674873-001	Tentative plan of subdivision to create 85 single detached residential lots, 30 row housing lots, one (1) Public Utility lot and one (1) Municipal Reserve lot from Block C, Plan 1012AY; located north of Yellowhead Trail and east of 50 Street NW, HOMESTEADER	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie, Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

May 15, 2014

File No: LDA12-0225

Focus Corporation Ltd.
9925-109 Street
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan of subdivision to create 85 single detached residential lots, 30 row housing lots, one (1) Public Utility lot and one (1) Municipal Reserve lot from Block C, Plan 1012 AY; located north of Yellowhead Trail and east of 50 Street NW,
HOMESTEADER

I The Subdivision by Plan is APPROVED on May 15, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.5 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 3.187 ha by a Deferred Reserve Caveat registered proportionately against Lot 1, Block 1, Plan 132 1679, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register an easement for the 6 m temporary road right-of-way on the adjacent property, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for the Stormwater Management Facility (SWMF) on the adjacent property, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the proposed Public Utility lot be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (3) contain, among other things the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing charges applicable to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities within the basin;
4. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the Engineering Drawings include the removal of the existing emergency access connection to 127 Avenue NW through Lot 21, Block 24, Plan 792 1455 replace the curb and gutter and restore the boulevard to grass to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The collector road connection between 126 Avenue NW and 127 Avenue NW must be open and operational prior to the removal of the emergency access;
8. that the Engineering Drawings include the construction of 127 Avenue NW to an urban collector standard, including sidewalks and lighting, to the satisfaction of Transportation Services;
9. that the Engineering Drawings include the interim SWMF for this subdivision, consisting of the northern cell of the Renaissance Estates SWMF, including grading to allow for future construction of a 3 m hard-surface shared-use path, to the satisfaction of Financial Services and Utilities and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the Engineering Drawings include a 6 m wide gravel temporary roadway connection, as shown on "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC for roads or at the discretion and direction of Transportation Services;
11. that the Engineering Drawings include zebra marked crosswalks with curb ramps, curb extensions and pedestrian signage at the mid-block crossings, as shown on the "Conditions of Approval" map, Enclosure I; The driveways should be aligned adjacent to the crosswalks;
12. that the walkways contain 1.5 m concrete sidewalks with bollards and lighting, as shown on the "Conditional of Approval" map, Enclosure I;

13. that the Engineering Drawings include a 1.5 m sidewalk connection from the walkway to 127 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the Engineering Drawing include the noise attenuation berm on Parcel C, Plan 1012 AY, and a 1 m soil cap on Parcel X, Plan 4677CL, as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5204, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" maps, Enclosures I and II;
15. that the Engineering Drawings include a noise attenuation fence on top of the berm with a combined height of 5.5 m above the projected plane between the top of rail and back of lot elevations to the satisfaction of Transportation Services, as shown on "Conditions of Approval" map, Enclosure I. Construction must include a gate of identical materials or an overlap for maintenance access purposes and conform to the submitted Noise Study;
16. that the Engineering Drawings include a 1.5 m granular trail along the north side of the berm, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a fence of "open construction," such as chain link fence, along the Public Utility lot and within residential property lines for the lots backing on to the berm, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the Engineering Drawings includes the abandonment and removal of an existing 200 mm water main within Lot 21, Block 24, Plan 792 1455 and the installation of a plug and a flush point on the remaining 200 mm water main within the cul-de-sac to the satisfaction of EPCOR Water Services Ltd., as shown on the "Conditions of Approval" map, Enclosure I. The water main abandonment must be completed once the required water main for LDA12-0225 has been commissioned;
19. that the owner abandon and remove the asbestos cement water main to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
20. that the Engineering Drawings include the construction of a 300 mm water main complete with hydrants at 90 m spacing intervals to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and the post and rail fencing on the Municipal Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcel, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve for Block C, Plan 1012 AY is being addressed by the combination of MR dedication and a Deferred Reserve Caveat. The DRC shall be registered against adjacent Lot 1, Block 1, Plan 132 1679, and shall also include the MR owing for that title.

As identified in the conditions of approval, a berm will be constructed on the remnant of Block C, Plan 1012 AY, and a 1.0 metre soil cap will be constructed on adjacent Parcel X, Plan 4677 CL. Although not a requirement at this time, it is the intent that these two parcels be consolidated with adjacent Lot 1, Block 1, Plan 132 1679.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carla Semeniuk at 780-496-1583 or write to:

**Ms. Carla Semeniuk
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FM

Scott Mackie
Subdivision Authority

SM/cs/Posse #124674873-001

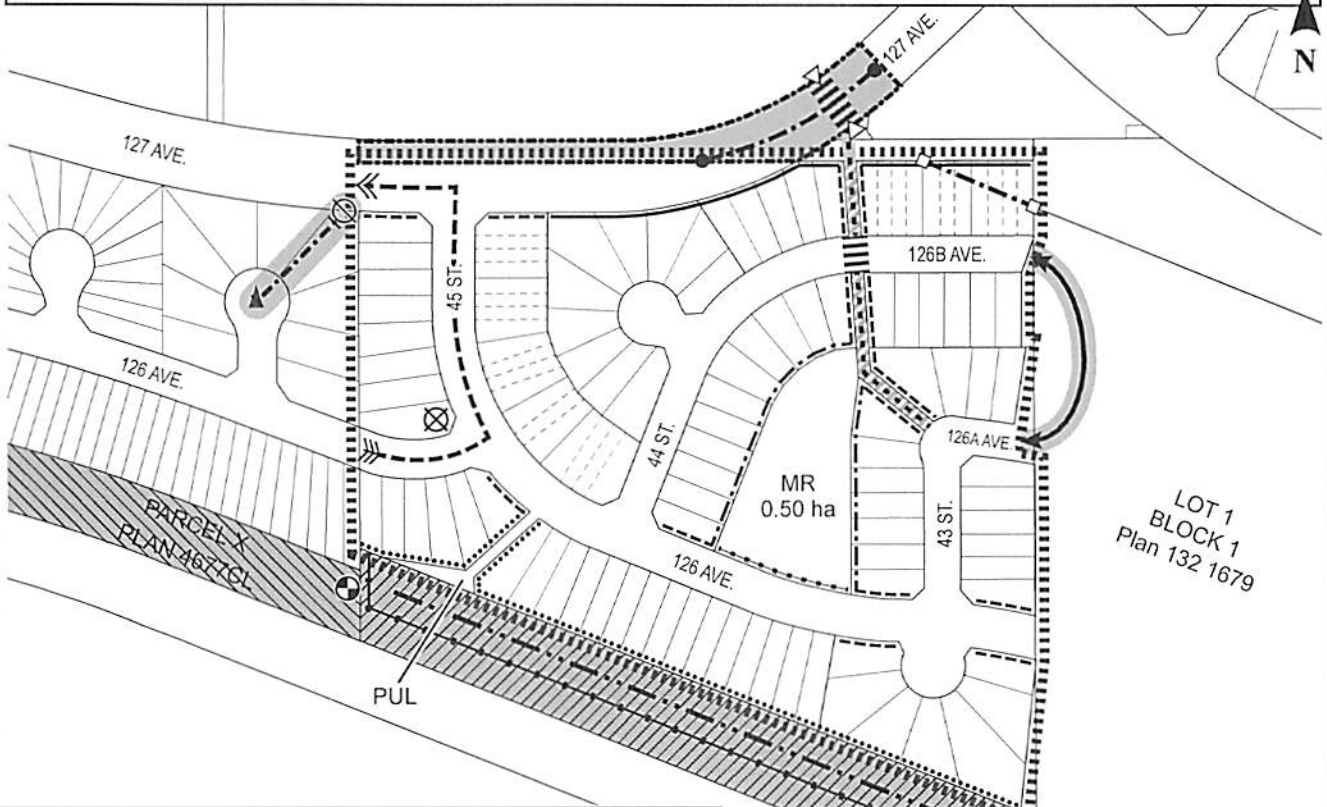
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

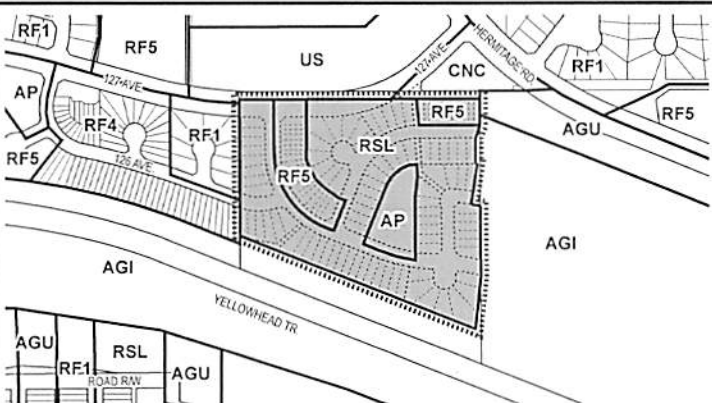
May 15, 2014

LDA 12-0225

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision ▬ 1.8 m uniform fence - - - - - 1.8 m uniform screen fence, as per Zoning Bylaw - · - · - · 1.2 m uniform fence · · · · · Uniform "open construction" fencing (ie. chain link) · · · · · Post and rail fence ▬▬▬▬ Noise attenuation fence · · · · · Construct 1.5 m concrete sidewalk with bollards, lighting and register as road right-of-way ↔ Construct 6m wide gravel temporary roadway connection and register easement ↔↔↔ Collector roadway connection open and operational prior to removal of emergency access ▷ ◁ Provide curb extensions ▬▬▬▬ Construct zebra marked mid-block crossings ⊗ Driveway plan required | <ul style="list-style-type: none"> ▬ · · · · Construct 1.5 m granular trail ⊗ Remove existing emergency access; replace the curb and gutter and restore boulevard to grass ▨ Register walkway as legal road right-of-way ⊕ Include a gate of identical materials as fence or provide overlap for maintenance access ▨ Construct berm ▨ Construct 1.0 m soil cap ● · · · · Construct 300 mm water main complete with hydrants at 90 m spacing □ · · · · Abandon and remove asbestos cement water main - · - · - · Abandon and remove existing 200 mm water main ▲ Install plug and flush point ▬▬▬▬ Construct 127 Ave to urban collector standard ▨ Include in engineering drawings |
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LOT 1
BLOCK 1
Plan 132 1679






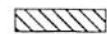
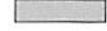
▨ Titled area to be subdivided
 ······ Subdivision area

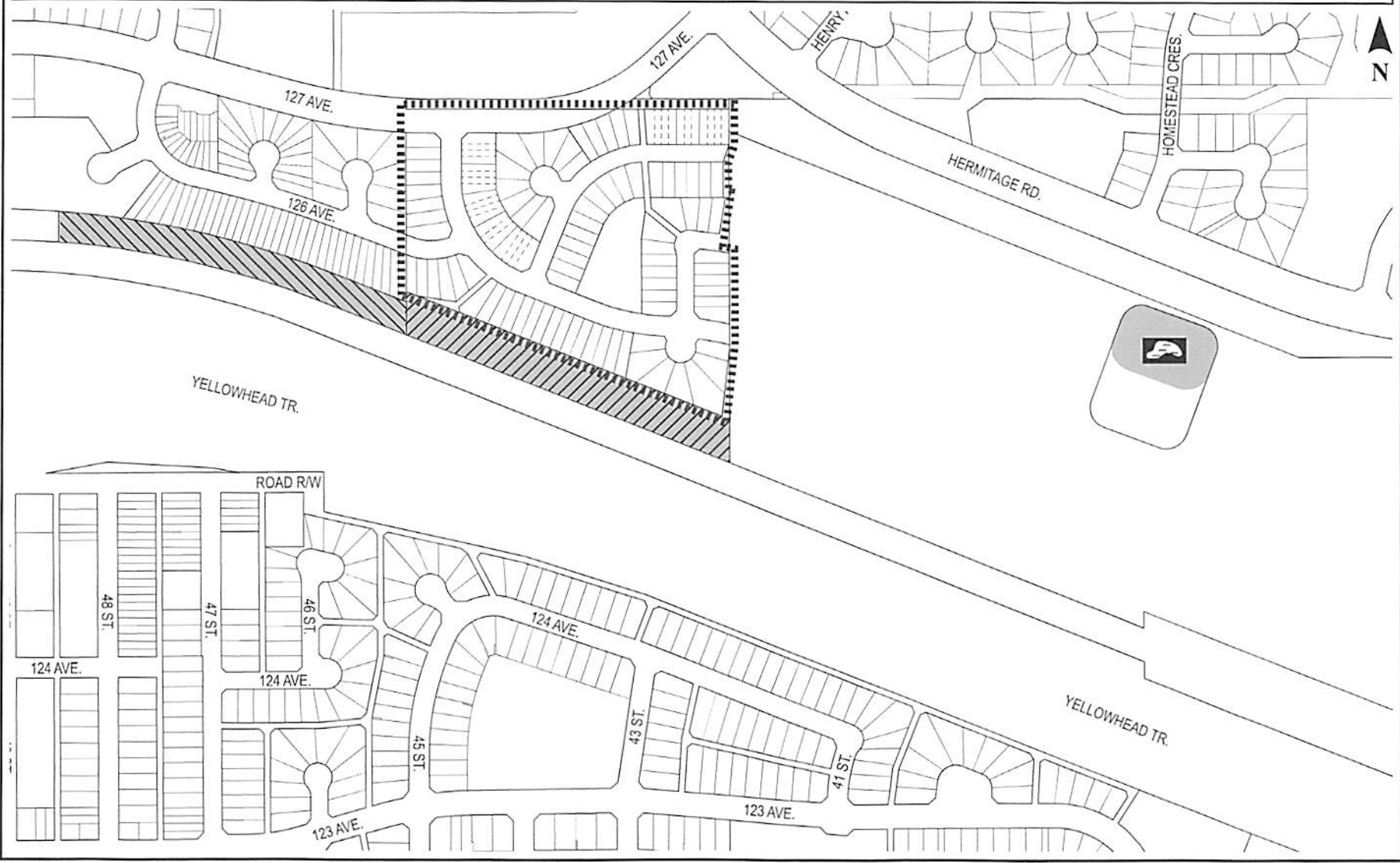
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 15, 2014

LDA12-0225

-  Limit of proposed subdivision
-  Construct interim stormwater management facility
-  Construct berm

-  Construct 1.0 m soil cap
-  Include in Engineering Drawings





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

May 15, 2014

File No. LDA13-0524

IBI Group Inc.
300, 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 28 single detached residential lots and 62 semi-detached residential lots from Lot 2, Plan 822 3027, located west of 170 Street SW and south of Ellerslie Road SW; **KESWICK**

I The Subdivision by Plan is APPROVED on May 15, 2014, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.25 ha by deferred reserve caveat to the remainder of Lot 2, Plan 822 3027, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lot backing onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Keswick neighbourhood (File No. LDA14-0145) be registered prior to or concurrent with this application;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Hiller Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition I(6) the owner clear and level Hiller Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register an easement for an offsite water main, Hiller Road SW, 1.5 m concrete sidewalk and 3 m shared use path as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct the sanitary trunk extension across adjacent lands, to connect to the existing sanitary sewer, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include the interim stormwater management facility, including grading to allow for future construction of a 3 m hard-surface shared-use path, to the satisfaction of Financial Services and Utilities and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 300 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the first two lanes of Hiller Road SW to an arterial roadway standard with lighting and any transitional improvements, intersection improvements, and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Hiller Road SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
11. that the engineering drawings include a 1.5 m concrete sidewalk on the north side of Hiller Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 3 m hard surface shared use path with dividing yellow centerline, "Shared Use" signage and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include grading plans for a portion of Hiller Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior CCC for roads (or at the discretion and direction of Transportation Services);
15. that the owner construct a 1.8 m noise attenuation fence within residential property lines for all lots backing onto Hiller Road SW, as per the City of Edmonton Roadway Design Standards Drawing #5205, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences positioned wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat in the amount of 3.25 ha shall be registered on the remnant parcel.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/kr/Posse #146331387-001

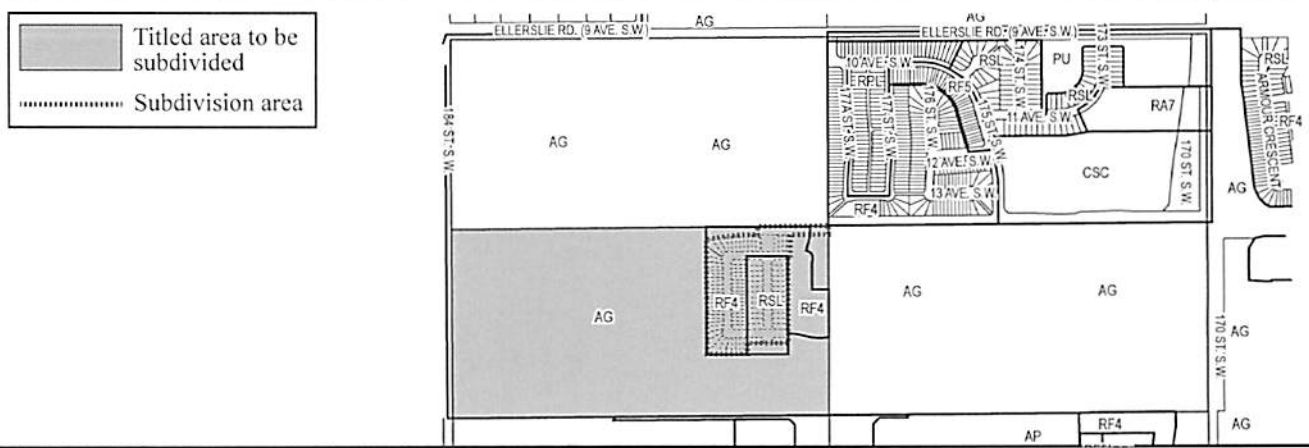
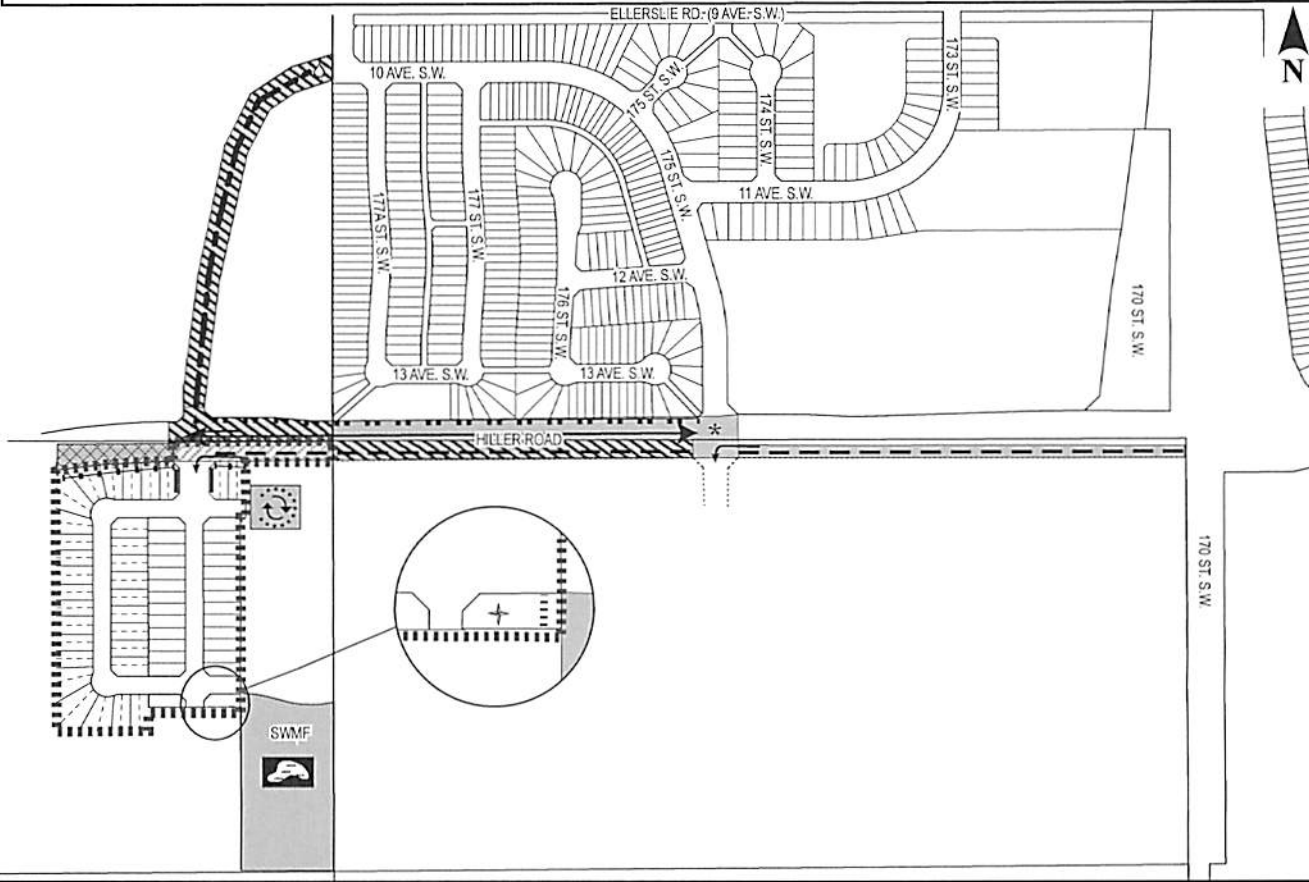
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 15, 2014

LDA13-0524

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision — 1.8 m uniform screen fence as per Zoning Bylaw - - - 3.0m hard surface shared use path —••••• 1.8m noise attenuation fence ••••• 1.5m concrete sidewalk * Intersection improvements —○ Construct 300mm offsite watermain connection + Restrictive covenant re:freeboard ▬▬▬▬▬ 1.2m uniform fence ▨ Register road right-of-way, clear and level ↪ Turn bay | <ul style="list-style-type: none"> ↔ Construct first two lanes of Hiller Road SW to an arterial roadway standard with lighting, landscaping and any transitional improvements ▨ Provide grading plans ▨ Include in Engineering Drawings ○ Construct 12m gravel temporary turnaround with bollards or mini-barriers ▨ Construct portion of interm stormwater management facility ▨ Register easement for offsite watermain, Hiller Road SW, 1.5m concrete sidewalk, and 3m shared use path |
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Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

May 15, 2014

File No. LDA13-0080

Stantec Consulting Ltd.
10160-112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr Dulaba:

RE: Tentative plan of subdivision to create 23 single detached residential lots and two (2) medium density residential lots from SE and SW 36-52-26-4, located south of 95 Avenue NW and west of Secord Boulevard; **SECORD**

I The Subdivision by Plan is APPROVED on May 15, 2014, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA12-0406 be registered prior to or concurrent with this application to provide logical extension of services;
4. that Bylaws 16817 to amend the Edmonton Zoning Bylaw receive Third Reading prior to the endorsement of this subdivision;
5. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the walkway as road right-of-way, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalks, shared use paths and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
8. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map Enclosure I; and
9. that the owner is responsible for the design, landscaping and construction within the right-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

The existing Deferred Reserve Caveat (DRC) No. 122032980 will be carried forward on title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Gamache at 780-944-0122 or write to:

**Ms. Vivian Gamache, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



SM
Scott Mackie
Subdivision Authority

SM/vg/Posse # 134549384-001

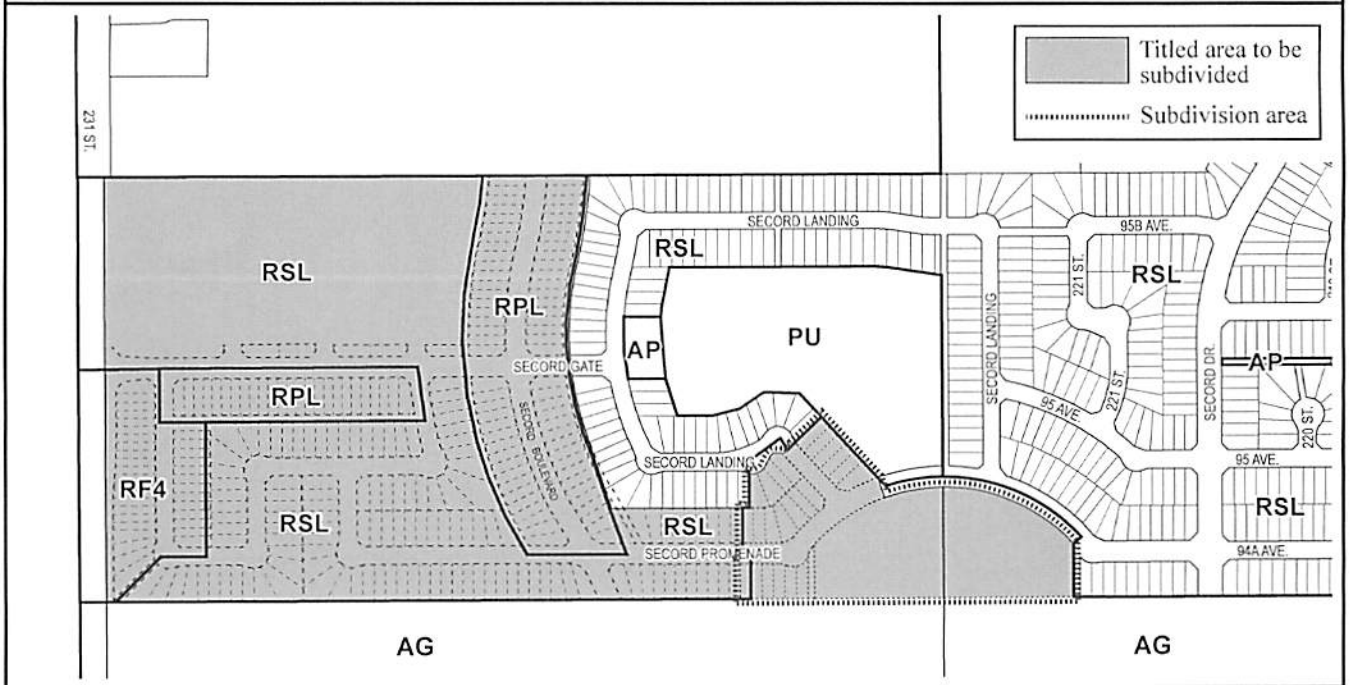
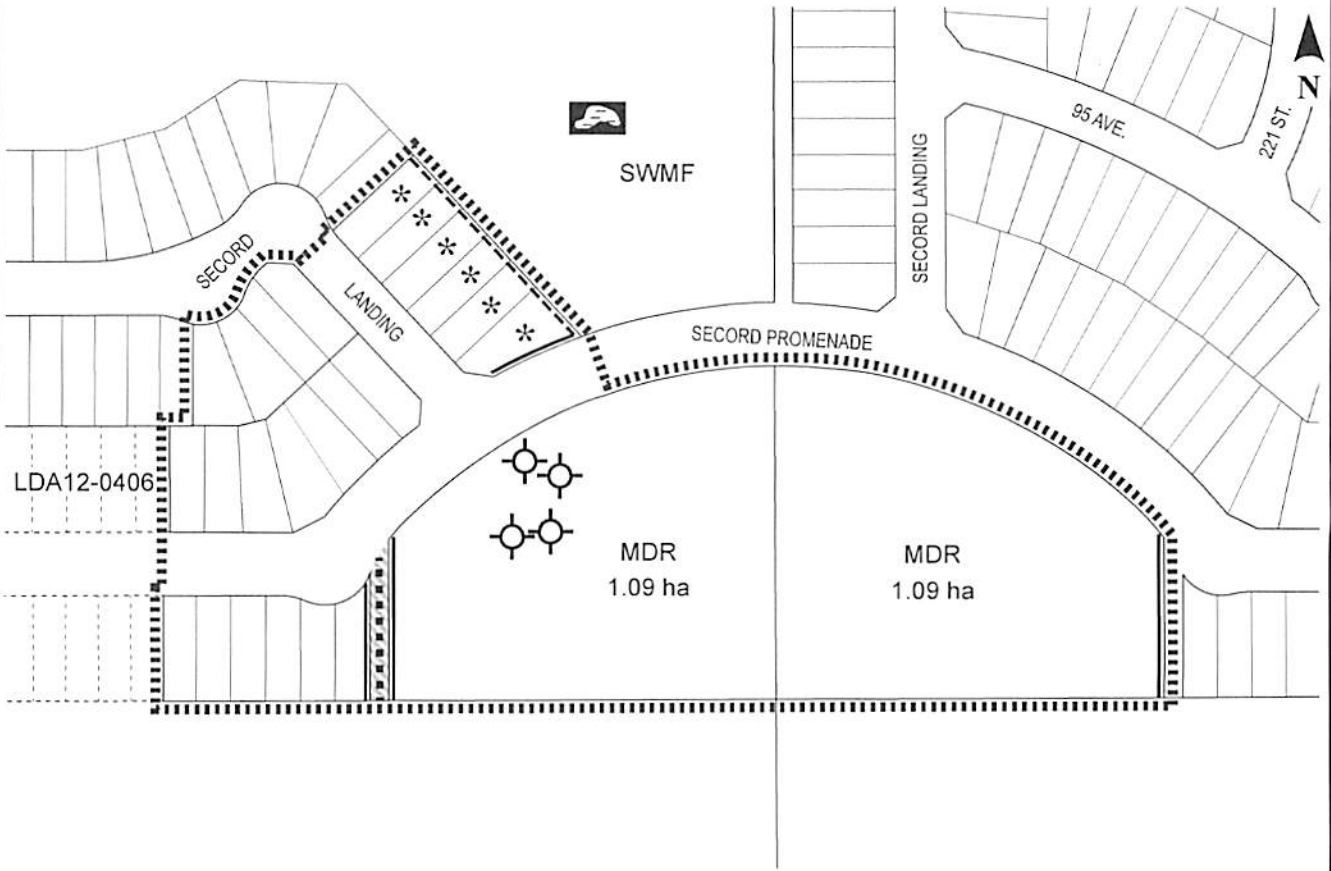
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 15, 2014

LDA13-0080

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- Restrictive covenant re:freeboard
- Construct 1.5 m concrete sidewalk with bollards and lighting
- Register as road right-of-way
- Abandoned well





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

May 15, 2014

File No. LDA14-0033

Stantec Consulting Ltd.
10160 – 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 29 row housing lots from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

I The Subdivision by Plan is APPROVED on May 15, 2014 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision applications LDA12-0426 and LDA13-0030 be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of Arterial Roadways in the catchment area;

5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
7. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards and medians, to the satisfaction of Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserves for SE 13-51-25-4 were addressed by Deferred Reserve Caveat with subdivision application LDA12-0426 and shall be carried forward on title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Natasha Reaney at 780-496-1758 or write to:

**Ms. Natasha Reaney, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/nr/Posse 148431907-001

Enclosure(s)

..... Limit of proposed subdivision

